

**MINUTES**  
**REDEVELOPMENT AUTHORITY**

Redevelopment Authority, Wednesday, Thursday May 17<sup>th</sup>, 2012 at 5:00 P.M. in the Attorney's Office, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Mark Miller, Ald. Don Hammond, Ed Surek and Mike Leibham

Excused: Dave Sachse and Dave Gass

Staff present: Chad Pelishek, Kristin Reichart, Ryan Sazama, & Steve McLean

Others: Mike Brunette, Dan Benson, Marge Mattern and Rick Yinko

The meeting was called to order and the Pledge of Allegiance was recited.

**Election of the Chair and Vice-Chair**

Mark Miller moved, Ed Surek seconded to nominate Roberta Filicky-Peneski as Chairperson. The motion passed unanimously.

Mark Miller moved, Mike Leibham seconded to nominate Dave Gass as Vice-Chair. The motion passed unanimously.

**Approval of minutes of April 5, 2012 and May 2, 2012 meeting.**

Mike Leibham moved, Mark Miller seconded to approve the minutes of the April 5, 2012 and May 2, 2012 meeting. The motion passed unanimously.

**Discussion and possible action regarding maintenance issues at Boston Store on North 8<sup>th</sup> Street.**

Ryan Sazama, City Engineer was present to discuss this matter.

This item was discussed at the May 2<sup>nd</sup>, 2012 Redevelopment Authority meeting and more information was requested. The Boston Store basement area is used for storage and has seen water leakage for many years. Mr. Sazama stated that the basement storage area was originally constructed in 1962. The City designed and constructed the parking lot above the storage area between 1985 and 1986. In 1993, the owner of Boston Store made repairs to the roof of the storage area, although the extent of those repairs are unknown.

Mr. Sazama mentioned that roof membranes like this one are typically good for 15 years, and that it makes sense that repairs may be needed once again. Mr. Sazama also stated that the parking lot is properly maintained and drainage of the parking lot is not an issue and does not contribute to the water leakage into the basement. He believes that the issue is the roof membrane under the parking lot and base gravel of the lot of the storage basement itself.

Ald. Don Hammond moved, Mike Leibham seconded to file the request and to authorize the City Attorney to draft an appropriate response. The motion passed unanimously.

Discussion and possible action regarding the Sheboygan County Taxpayers Alliance letter concerning business development loans.

Ald. Don Hammond moved, Mark Miller seconded to file the document and authorize Roberta Filicky-Peneski to follow-up with Mr. Richard Suscha. The motion passed unanimously.

Discussion and possible action regarding request for releases from lien of various documents recorded relating to the Blue Harbor Resort project that are encumbering the South Pier District I, LLC/ C. Reiss Condominium property.

Steve Mclean was present to discuss this matter.

This is a request from the title company that represents the owners of the C. Reiss Condominium project requesting a release of their parcel of land of the overall South Pier development that was executed prior to the property being parceled off. Atty. McLean advised the Authority that this would have no impact on the ground lease agreements and amount paid to the City and recommend the Authority approve it.

Ald. Don Hammond moved, Mike Leibham seconded to approve the release of all three documents. The motion passed unanimously.

Motion to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive or bargaining reasons require a closed session for the purpose of deliberating or negotiating a Business Development Loan agreement with Yinko Designs.

Ald. Don Hammond moved, Mark Miller seconded to convene in closed session. The motion passed unanimously.

Motion to reconvene in open session.

Ald. Don Hammond moved, Mark Miller seconded to reconvene in open session. The motion passed unanimously.

Possible action on No. 7.

Ald. Don Hammond moved, Mark Miller seconded to approve the request from Yinko Designs, Inc. of no interest/no principal payments for 6 months from the start of the first principal and interest payment of July 1, 2012, capitalize the interest to be tacked on the end of the loan for repayment, revisit the situation at the 1<sup>st</sup> RDA meeting in January 2013 and authorize Atty. McLean to draft the appropriate amendment documents. The motion passed unanimously.

Being no further business, Ald. Don Hammond moved, Mark Miller seconded to adjourn the meeting at 6:25 pm.

**Next Meeting: Continue with 1<sup>st</sup> and 3<sup>rd</sup> Thursday at 5:00 P.M. meetings for new council year.**

Kristin Reichart/Chad Pelishek  
Recording Secretary